

CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works / Development Engineering

DATE: May 10, 2016

REQUESTED ACTION: Final Plat Consent Agenda for Johnson Meadows Short Plat
Scott Hendrickson

 X Consent Hearing County Manager

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

BACKGROUND

Transmitted for acceptance by the Board is the plat – Johnson Meadows Short Plat FLD2015-00060 PLD2015-00009. The applicant proposes to short plat approximately 8.46 acres into three (3) single family residential lots. The site is located in the RC-2.5 zone, Table 40.210.030.2 establishes minimum lot standards - lot area of 2.5 acres, lot width 100 feet, and lot depth 140 feet. The smallest lot in the proposed plat is 104,161 Sq Ft (2.39 acres) and the largest lot is 194,082 Sq Ft. (4.45 acres). According to Section 40.200.040(C)(2), one lot within a proposed subdivision, short plat or exempt division shall be considered in compliance with the minimum lot area requirements if it is within ten percent (10%) of the required lot area for the zone”. The proposed plat complies with the minimum standards. The application vested on March 5, 2015, Pre-application Conference was held October 18, 2014, Final Order of conditional approval was June 17, 2015.

COUNCIL POLICY IMPLICATIONS

N/A

ADMINISTRATIVE POLICY IMPLICATIONS

N/A

COMMUNITY OUTREACH

The proposed land division received the standard land use review and approval process. Notice of application and likely SEPA Determination of Non-Significance (DNS) was mailed to the applicant, the Meadow Glad Neighborhood Association and property owners within 500 feet of the site on April 22, 2015.

BUDGET IMPLICATIONS

| YES | NO | |
|-----|----|--|
| X | | Action falls within existing budget capacity. |
| | X | Action falls within existing budget capacity but requires a change of purpose within existing appropriation |
| | X | Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager. |

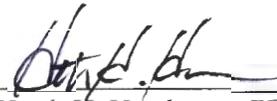
PW16-049

DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>



Greg Shafer, PE
Development Engineering Manager



Heath H. Henderson, PE
Public Works Director/County Engineer



APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: May 10, 2016

SR# SR 098-16

APPROVED: _____
Mark McCauley, Acting County Manager

DATE: _____

PW16-049

JOHNSON MEADOWS SHORT PLAT

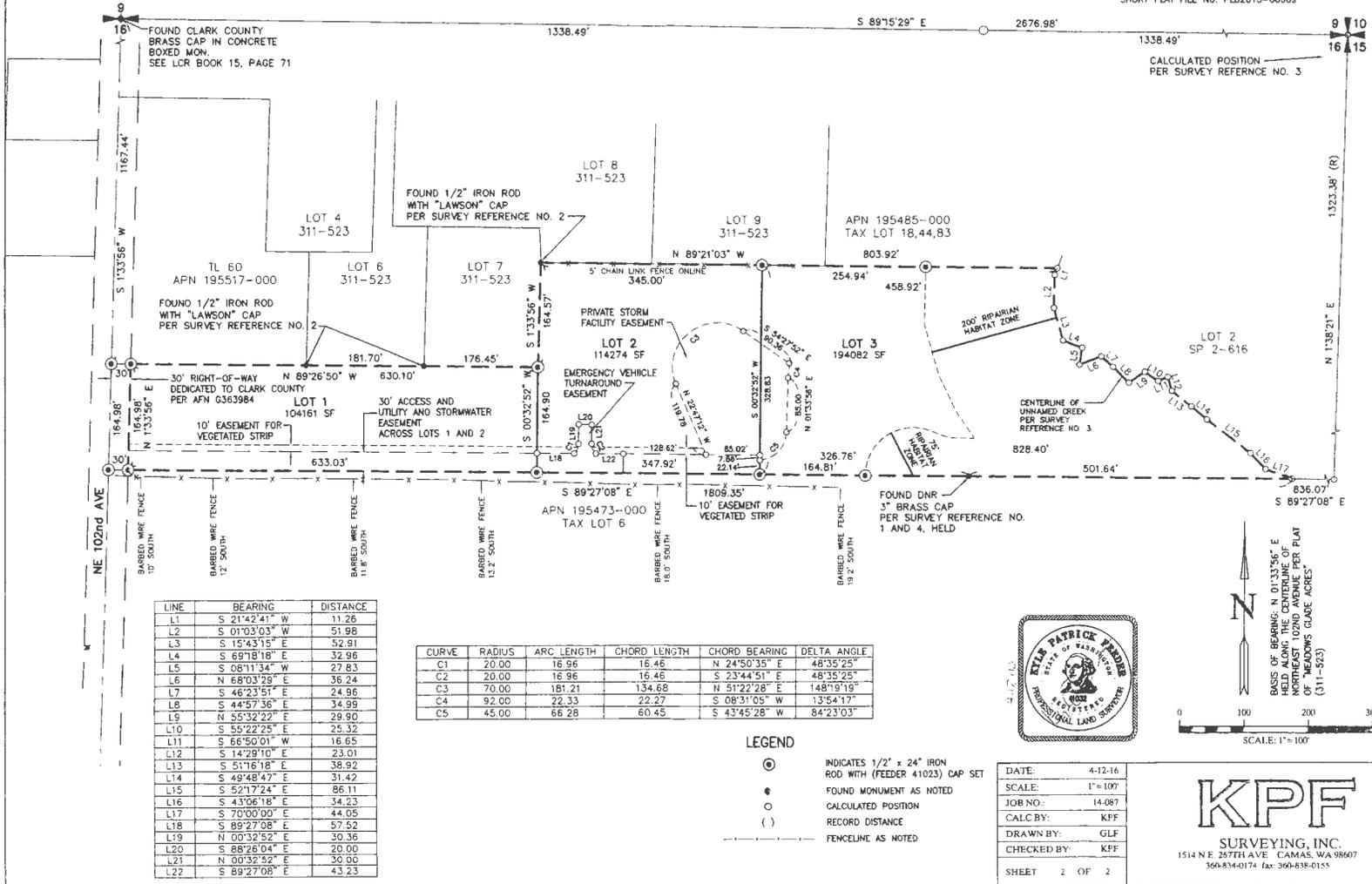
IN A PORTION OF THE NW 1/4 OF THE NE 1/4

AND THE NE 1/4 OF THE NE 1/4

SECTION 16, T. 3 N., R. 2 E., W.M.,

CLARK COUNTY, WASHINGTON

ASSESSOR'S PARCEL NO.(S) OF ORIGINAL TRACT TAX LOT 46 AND 52
 SERIAL NO.(S) 195513-000, 195519-000
 SHORT PLAT FILE NO. PLD2015-00009



KPF
 SURVEYING, INC.
 1514 N.E. 257TH AVE. CAMAS, WA 98607
 360-834-0174 fax: 360-838-0155

DATE: 4-12-16
 SCALE: 1"=100'
 JOB NO.: 14-087
 CALC BY: KPF
 DRAWN BY: GLF
 CHECKED BY: KPF
 SHEET 2 OF 2

